

**City of Lockhart  
Planning and Zoning Commission  
September 9, 2020**

**MINUTES**

**Members Present:** Philip Ruiz, Philip McBride, Rick Arnic, Manuel Oliva (Present in Building), Paul Rodriguez, Bradley Lingvai (On the Phone)

**Member Absent:** Chris St. Leger

**Staff Present:** Dan Gibson, Christine Banda

**Visitors/Citizens Addressing the Commission:**

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the August 12, 2020, meeting.

*Commissioner Oliva moved to approve the August 12, 2020 minutes. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.*

4. ZC-20-10. Hold a PUBLIC HEARING and consider a request by Joe Roland for a Zoning Change from RLD Residential Low Density District and CMB Commercial Medium Business District, on 0.371 acre in the Byrd Lockhart Survey, Abstract No. 17, located at 1101 North Commerce Street.

Mr. Gibson explained that the owner had been parking vehicles on the vacant property, which is a zoning violation because it is not a permitted principal use in the RLD zoning district. The proposed CMB zoning would allow a parking lot or vehicle storage area as the principal use. If the zoning changed is approved, the applicant can move forward with applying for a building permit to construct a parking lot with an approved all-weather surface, plus the required storm-water detention facility. He said that the requested CMB zoning is the same as the existing zoning on adjacent properties to the south and west, but is not consistent with the Medium Density Residential land use designation on the Future Land Use Plan map. He noted that one letter of opposition was received after the packet had been mailed to the commissioners.

Chair Ruiz opened the public hearing but there was no one present to speak, either in person or on the phone.

Chair Ruiz then closed the public hearing and ask for the staff recommendation.

Mr. Gibson said that, based upon the fact that the majority of the block is already zoned CMB, he recommended approval of the zoning change.

*Commissioner Lingvai moved to recommend approval of ZC-20-10 to City Council. Commissioner Oliva seconded, and the motion passed by a vote of 5-0-1, with Commissioner Rodriguez abstaining.*

5. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Mr. Gibson stated that the next regular meeting would be held on September 23<sup>rd</sup> for two specific use permits, one PDD zoning change case with a development plan, and two plats.

6. Adjourn.

*Commissioner McBride moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:40 p.m.*

Approved: 9/23/2020  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair